

1649



गोवा GOA Sr. No. 107 Place of Vend :- Panaji Date of issue ... 10/6/2011

025653

Value of stamp paper ... twenty-five thousand

Name of the ... Sanyal Gupta

Residing at ... New Delhi

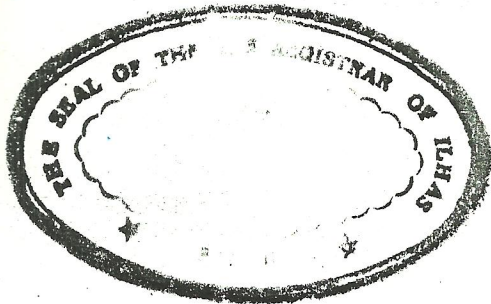
There is ... fifty one

thousand one hundred

Additional ... attached

along with.

Signature of the ... Sumit Signature of the Purchaser



DEED OF SALE

Sumit ASH GUPTA

W.A. Singh



गोवा GOA

Sr. No. ...107... Place of Vend. - Panaji Date of issue ...19/6/2011  
 Value of stamp paper ...twenty-five thousand...  
 Name of the ...Sanjay Gupta...  
 Address at ...New Delhi...  
 There is ...fifty...  
 one thousand one hundred...  
 Additional ...  
 along with.

025654

①  
 Signature of the Officer concerned

Asunni  
 Signature of the Purchaser



-2-

THIS DEED OF SALE is made at  
 Panaji, Goa on this 14<sup>th</sup> day of June in  
 the 2011 BETWEEN:

Asunni

ASHU GUPTA

Asunni  
 AG

Notary



गोवा GOA

Sr. No. 107 Place of Vend. & Purch. 10/6/2011 190929  
 Value for One thousand  
 Name of Sanjay Gupta  
 Residing at New delhi  
 There is Fifty one  
thousand one hundred.  
 Additional is attached  
 along with.  
 Signature of the official [Signature]  
 Signature of the Purchaser [Signature]



-3-

(1) M/S. VISION ENTERPRISES, a  
 Partnership Firm, registered under the  
 Indian Partnership Act 1932, having  
 its office at Dempo House, Campal,

[Signature]

Ash Gupta

[Signature]



गोवा GOA Ser. No. ...107... Place of Vend :- Panaji Date of issue ....

285264

Value of stamp paper ...One hundred...

Name of the purchaser ...Lanjay Gupta...

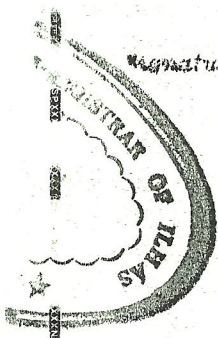
Residing at ...New Delhi... of ...

As there is no single stamp paper for the value of Rs. ...fifty one thousand and one hundred...

Additional stamp papers for the completion of the value is attached along with.

Signature of the ex officio vendor

Signature of the Purchaser



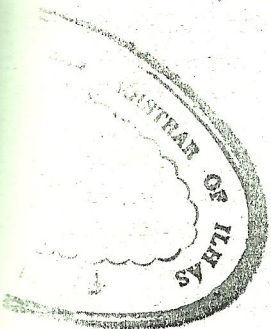
-4-

Panaji-Goa holding PAN card no. AAFFV9338R represented in this act by Lt.Col. (Retd.) K.F.D' Lima son of Brig. (Retd.) K.F.D' Lima, aged 54 years,

Signature of ASH GUPTA

Signature of the vendor

married, General Manager, Corporate Affairs, residing of Porvorim, Bardez Goa, Indian National, in his capacity as a constituted Attorney of the said Firm by virtue of Power of Attorney dated 15<sup>th</sup> Dec 2010 executed before the Notary of Panaji Shri. Shridhar Tamba by its Managing Partner Shri Rajesh S. Dempo, son of Shri Soiru V. Dempo, aged 33 years, holding PAN Card no. ABTPD9603Q residing at Dona Paula, Ilhas Goa, Indian National, hereinafter referred to as the "VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its Partner/s for the time being, their respective heirs, successors, representatives and assigns) of the FIRST PART; AND (2) (i) SHRI. SANJAY GUPTA, aged 42 years, son of Shri. Vishwanath Gupta, in business, holding PAN Card no. AAGPG6498N, and his wife (ii) SMT. ASHA GUPTA, of 40 years, housewife, daughter of Bahadur Mal Aggarwal, holding PAN Card No. AETPG8803J, both resident of Kanungo Apts. Plot.no.



Aswini ASH GUPTA

ASH GUPTA

71, Flat no.423, Patpar Ganj, IP Extension, Delhi, hereinafter referred to as the "PURCHASERS" (which expression shall, unless, it be repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators and permitted assigns) of the SECOND PART.

All Indian Nationals.

WHEREAS there exists a part and parcel of land admeasuring 4777 m2 identified as XENEM CASANA bearing Sy.no.94/3 of Village Taleigao situated at Taleigao, within the limits of Village Panchayat Taleigao, Taluka Tiswadi and Registration Sub District of Ilhas, District North Goa, in the State of Goa, which property is described in detail in the Schedule I hereunder and hereinafter called "THE SAID PLOT".

WHEREAS the said plot belonged to the Vendors hereto as having acquired the same under a Deed dated 4<sup>th</sup> August

Aswini ASH GUYER

277 2004

2006 registered under no.2600 of Book I Vol.1694 dated 3-10-2006 in the office of Sub Registrar Ilhas.

WHEREAS the Vendors constructed a Residential Complex comprising of upper Ground 1<sup>st</sup> 2<sup>nd</sup> and 3<sup>rd</sup> floors consisting of 36 Flats in the said Plot now identified as VISION PARK -I after obtaining the necessary construction Licence under no. VP/TLG/2007-08/2875 dated 3-4-2007 and obtained Occupancy Certificate under no.VP/TLG/2009-10/2040 dated 15-9-2009 from the Village Panchayat Taleigao.

WHEREAS on 15-1-2008 the Vendors hereto had entered into an Agreement for sale with the Purchaser for sale of the Flat no.C-S3 having a built up area of 152.74m<sup>2</sup> on the Second floor in Block 'C' along with Parking slot no.C-S3 in VISION PARK PHASE-I constructed in the said Plot.

WHEREAS in compliance of the Agreement dated 15-1-2008 the Vendors

Dr. Sumit ASH K GUPTA

W. P. K. K.

completed the construction of the said Flat and delivered possession of the said Flat now bearing H.no.23/419/35 along with the stilted parking slot no.C-S-3 to the Purchasers.

AND WHEREAS the Purchaser have taken inspection of the documents of title relating to the Flat described in the Schedule hereunder written.

AND WHEREAS in compliance of the Agreement dated 15-1-2008 the Vendors do hereby convey unto the Purchaser all the said Flat along with the undivided proportionate share of the said plot of land together with the amenities appurtenant thereto for a total consideration of Rs.48,60,000/- (Rupees forty eight lakhs sixty thousand only).

NOW THEREFORE THIS CONVEYANCE  
WITNESSETH AS FOLLOWS:

1.- That in furtherance of the above and in consideration of a sum of Rs. 48,60,000/- (Rupees forty eight lakhs

 Aswini ASHE GUPTA



sixty thousand only) paid by the Purchaser to the Vendors, hereto receipt whereof the Vendors do hereby admit and acknowledge, the Vendors in terms of the Agreement dated 15-1-2008 do hereby grant, release, convey, transfer and assure unto the Purchaser for ever the SAID FLAT and parking slot no. CS3 and the undivided proportionate share of the said land occupied by the said construction together with all the rights, title, interest to the pathways, access and easement appurtenant thereto; subject to reservation of right of way and access to the Vendors to the other portion of the said Plot for the purpose of development construction and Sale of the units in VISION PARK -II which right of way shall be held jointly by all the unit holders in the said Plot as and when constructed and sold to the PURCHASER of VISION PARK PHASE-I & II.

2.-The Vendors hereby covenant with the Purchaser.

B. S. Srinivas ASH K. G. R. P. K.

U. A. R. A.



(a) That the Vendors have put the Purchaser into exclusive and peaceful physical possession of the SAID FLAT on this day to be held by the Purchaser forever without any harm or hindrance from the Vendors and/or any person through and/or on account of the Vendors.

(b) Upon possession of the said flat being delivered by the Vendors, the Purchaser shall be entitled to the use and occupation of the said Flat. Upon the Purchaser taking possession of the said Flat she shall have no claim against the Vendors in respect of any item of work in the said Flat.

(c) The Purchaser after having taken the possession of the said flat the Purchaser shall be liable to bear to pay all the taxes and charges, towards House Tax, electricity, water and other services and other outgoings payable in respect of the said Flat (from date of possession of Flat).



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That notwithstanding any act, deed, matter or thing by the Vendors or by any person or persons claiming by, under or in trust for them, made, done omitted or knowingly or willingly done or suffered to the contrary, the Vendors have in themselves good right, full power and absolute authority to grant, convey and transfer by way of sale the SAID FLAT unto the Purchasers.



(d) That it shall be lawful for the Purchasers, from time to time and at all times hereafter to peaceably and quietly enter upon, own, hold, possess, occupy and enjoy the said Flat without any interruption, claim or demand whatsoever by the Vendors or anyone claiming through or under them.

(e) That there are no claims, encumbrances or mortgage/lien upon the said Flat from any Bank/ Financial Institution or any Third Party nor have the Vendors created any Third Party claim of any nature

As per ASHE GUPTA



in favour of any Third Party which may be prejudicial to the rights and interest of the Purchaser.

- (f) The Vendors do hereby indemnify the Purchasers against any such Third Party claims and/or encumbrances and/or any act of omission or commission of the Vendors in violation of the statutory provisions that may threaten the possession and title of the Purchasers to the said Flat and the undivided proportionate right to the land occupied by the said construction.

The Vendors do hereby assure the Purchasers that they have paid up-to-date all the Taxes, fees and cess and all such dues that may be payable against the said Flat and that there are no bills, fees, cess and taxes of any nature payable against the said Flat to any appropriate Authority, nor is the said Flat subject matter of any Court attachment and/or Lis-Pendent before any judicial or quasi-judicial Authority.

Signature ASH GUPTA

W. A. K. S.

- (g) The Vendors do hereby give their explicit consent to the Purchasers to delete the name of the Vendors and include the name of the Purchasers in the records of the Village Panchayat Taleigao; Electricity Department, P.W.D. (Water Works) and all other appropriate Authorities as need be.

3.- It is agreed by the Purchasers that the Purchasers shall join as members, as and when the Co-operative Housing Society or the Association is formed, the costs thereof shall be borne proportionately by all Flat owners in the said VISION PARK for the maintenance of the Complex and for that purpose the Purchasers shall be bound by all such terms and conditions stipulated in the Agreement dated 15-1-2008.

The Purchasers shall use and enjoy the amenities of the clubhouse and the garden jointly with the Purchasers of VISION PARK-I & II the Purchaser of both the companies shall jointly form the abovementioned

Aswini ASHWINI GUPTA

ASHWINI GUPTA

Cooperative Society and jointly maintain the access and the common amenities.

4.- The Purchasers shall not use the said Flat for any purpose other than as a private residence and shall not act in any manner so as to cause nuisance or annoyance to the occupiers of the other flats in the said building.

5.- The market value of the said Flat being Rs.48,60,000/- the stamp duty of Rs.97,200/- is payable therein out of which stamp duty of Rs.46,100/- was paid on the Agreement dated 15-1-2008 duly registered under no.203 at pages 579 to 620 of Book I, vol.1904 on 18-1-2008 in the office of the Sub-Registrar of Ilhas at Panaji Goa; and the balance of Rs.51,100/- is affixed hereto; which is borne by the Purchasers.

Agreement

ASHGUYKE



SCHEDULE-I

All that Plot of land admeasuring 4777m<sup>2</sup> identified as XENEM CASANA bearing Sy.no.94/3 of Village Taleigao situated at Taleigao, within the limits of Village Panchayat Taleigao, Taluka Tiswadi and Registration Sub-District of Ilhas, District North Goa in the State of Goa, which whole property is neither described in the office of Land Registrar Ilhas at Panaji nor enrolled in the Taluka Revenue Office of Panaji.

The said plot is bounded as under:-

Towards the North : Sy.no.94/1 of Taleigao.

Towards the South : Sy. no.90/6; 90/7 and 90/8 of Taleigao.

Towards the East : Road.

As per ASH GUPTE

*[Signature]*

Towards the West : Remaining part of  
The property  
known as Xenem  
Casana.

SCHEDULE -II

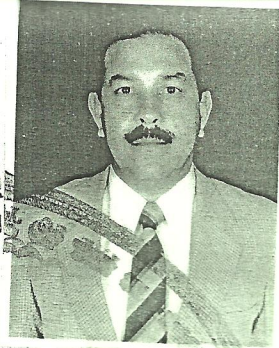
All that part and parcel of built up premises identified as Flat no.C-S3 having built-up area of 152.74m<sup>2</sup> and corresponding carpet area of 137 sq.mts. on the Second floor in Block C of VISION PARK I along with the parking slot no.C-S3 together with the undivided proportionate share of the plot occupied by the said construction and described in the Schedule I hereinabove.

IN WITNESS WHEREOF the Parties have executed these present on the day, month and the year mentioned hereinabove.

Aswini ASHWINI

Usha Usha

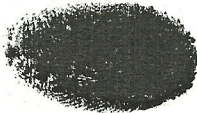
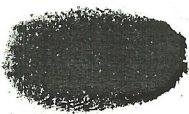
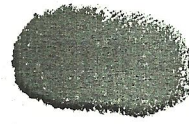
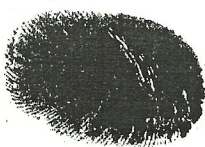
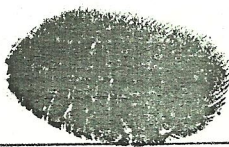
SIGNED AND DELIVERED  
BY THE WITHINNAMED  
VENDORS IN THE  
PRESENCE OF



ATA Kish  
Lt.Col. (Retd) K.F.D' Lima

Attorney for  
Shri. Rajesh Dempo  
Partner Vision Enterprises  
VENDORS



- |                                                                                        |                                                                                          |
|----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| 1.    | 1.    |
| 2.   | 2.   |
| 3.  | 3.  |
| 4.  | 4.   |
| 5.  | 5.   |

Signature Asha Gupta

ATA Kish

SIGNED AND DELIVERED  
BY THE WITHIN NAMED  
PURCHASERS IN THE  
PRESENCE OF

*Sanjay Gupta*

Shri. Sanjay Gupta



1.



1.



2.



2.



3.



3.



4.



4.



5.



5.

*Sanjay Gupta*

*Ashu Gupta*

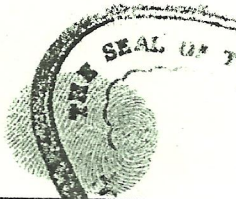
*Sanjay Gupta*

SIGNED AND DELIVERED  
BY THE WITHIN NAMED  
PURCHASERS IN THE  
PRESENCE OF

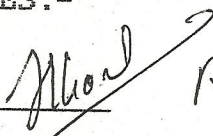
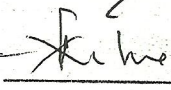
Asha Gupta

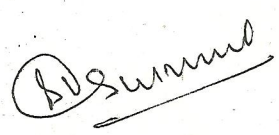
Smt. Asha Gupta  
PURCHASERS

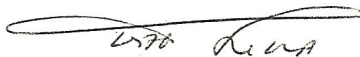


|                                                                                        |                                                                                          |
|----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| 1.    | 1.     |
| 2.    | 2.     |
| 3.  | 3.   |
| 4.  | 4.   |
| 5.  | 5.  |

WITNESSES:-

1.-  R.K. Goel  
2.-  Khawra Fatima Silveria

 ASHA GUPTA



## Office of Sub-Registrar Ilhas/Tiswadi

## Government of Goa

Print Date &amp; Time : 15-06-2011 09:57:15 AM

Document Serial Number : 1649

Presented at 09:43:00 AM on 15-06-2011 in the office of the Sub-Registrar( Ilhas/Tiswadi) Along with fees paid as follows:

| Sr. No | Description      | Rs. Ps          |
|--------|------------------|-----------------|
| 1      | Registration Fee | 97200.00        |
| 2      | Processing Fees  | 270.00          |
|        | <b>Total :</b>   | <b>97470.00</b> |

Stamp Duty Required: 51100.00

Stamp Duty Paid: 51100.00

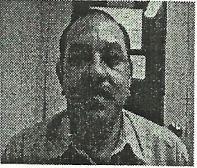
Sanjay Gupta presenter

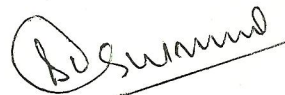
| Name                                                                                                                                                                          | Photo                                                                              | Thumb Impression                                                                     | Signature                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| Sanjay Gupta, S/o Vishwanath Gupta, Married, Indian, age 42 Years, Business, r/o Kanungo Apts plot no. 71, Flat no. 423, Patpar Gang, IP Extention, Delhi. Pan no. AAGPG6498N |  |  |  |

## Endorsements

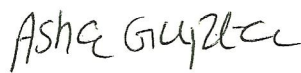
## Executant

1 . Lt. Col. K. F. D'Lima, S/o Brig. K. F. D'lima, Married, Indian, age 54 Years, Service, r/o Porvorim, Bardez Goa General Manager of M/S Vision Enterprises. P.O.A dt 19/03/2010 executed before Notary Shridhar Tamba.

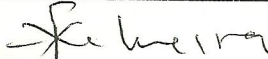
| Photo                                                                               | Thumb Impression                                                                    | Signature                                                                             |
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| Photo                                                                             | Thumb Impression                                                                  | Signature                                                                           |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |

3 . Asha Gupta, W/o Sanjay Gupta, Married, Indian, age 40 Years, House-Wife, r/o Kanungo Apts plot no. 71 , Flat no. 423, Patpar Gang, IP Extention, Delhi. Pan no. AETPG8803J

| Photo                                                                             | Thumb Impression                                                                  | Signature                                                                           |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |

#### Identification

| Sr No. | Witness Details                                                                                     | Signature                                                                            |
|--------|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| 1      | Fatima Silveira , D/o Antonio Silveira, UnMarried, Indian, age 34 Years, Advocate, r/o Mercedes Goa |  |

Sub-Registrar

**SUB-REGISTRAR**  
**ULHAS**

#### Denotation of Stamp :

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 46100/- has been paid thereon

Book-1 Document  
Registration Number PNJ-BK1-01633-2011  
CD Number PNJD8 on  
Date 15-06-2011

Sub-Registrar (Ilhas Tiswadi)

Scanned By:- *L. Muleykar*

Signature:-

*ILHAS*

Designed and Developed by C-DAC, ACTS, Pune

